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ఆంధ్రప్రదేశ్ రాజపత్రము

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No.399 AMARAVATI, TUESDAY , MAY 15, 2018 **G.180**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND USE FOR DOOR NO. 6-201 IN SY. NO. 109P OF RAJAM (V) &(M), SRIKAKULAM DISTRICT TO AN EXTENT OF 966.44 SQ. MTS AFTER DEDUCTING THE ROAD WIDENING AREA TO AN EXTENT OF 53.08 SQ. MTS. THE NET SITE AREA TO AN EXTENT OF 913.36 SQ. MTS APPLIED BY SMT A. KAVITHA.

[Memo No.MAU01-28021/18/2018-M SEC-MAUD(M1), Municipal Administration & Urban Development (M) Department, 14th May, 2018]

NOTIFICATION

The following Draft variation to the land use envisaged in the Lr. No. 11180/07/V, dt. 19.07.2008, preparation of G.T.P Scheme (M.P), Rajam Nagar Panchayat, C.R. VUDA has prepared existing land use map (map-I) and proposed land use Map (Map-2) on behalf of Municipal Council, Rajam.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati..

DRAFT VARIATION

The site falling in Sy. Nos. 109 part of Rajam (V), Rajam Nagar Panchayat & Mandal, Srikakulam District falling in VUDA area, admeasuring an area of 913.36 Sq. mts. The boundaries of which are given in the schedule below which was earmarked for Residential use in Draft Master Plan prepared by DTCP vide Lr. No. 11180/07/V, dated 19.07.2008, Rajam Nagar Panchayat CR for a formal approval is now proposed to be designated as Commercial land use which was shown in Rajam Town outline development plan (General Town Planning Scheme) and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the site affected area in road widening of existing 20’-0” to 40’-0” on western side, to the authority at free of cost through registered gift deed
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Rajam Nagar Panchayat duly paying necessary charges to Rajam Nagar Panchayat, Srikakulam District and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Rajam Nagar Panchayat before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing Peda Harijana built-up area.
East :Vacant site of Sri Sharvind Karthikeya.
South :Existing 20’B.T (R&B) Road proposed to 100’ wide road as per Rajam Town outline development plan
West : Existing 20’C.C Road proposed to 30’ wide road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT